

**A RESOLUTION BY**

**04-*h*-1393**

**CITY UTILITIES COMMITTEE**

A RESOLUTION AUTHORIZING THE MAYOR OR DESIGNEE TO ISSUE A NOTICE-TO-PROCEED WITH ATC/C.E.R.M., INC. FOR FC-7449-02A, CITYWIDE ANNUAL CONTRACT FOR GEOTECHNICAL AND ENVIRONMENTAL ENGINEERING, TESTING AND INVESTIGATION SERVICES TO PROVIDE PHASE I ENVIRONMENTAL SITE ASSESSMENT FOR THE SONOCO BOLTON ROAD PLANT FACILITY, ON BEHALF OF THE DEPARTMENT OF WATERSHED MANAGEMENT IN AN AMOUNT NOT TO EXCEED THIRTY-ONE THOUSAND TWO HUNDRED NINETY-FIVE DOLLARS (\$31,295.00). ALL CONTRACTED WORK SHALL BE CHARGED TO AND PAID FROM FUND ACCOUNT AND CENTER NUMBER: 2J25 524001 Q32I20169999 (1997 WATER AND WASTEWATER BOND FUND).

**WHEREAS**, the City of Atlanta (the "City") did enter into FC-7449-02A, Annual Contract for Geotechnical and Environmental Engineering, Testing and Investigation Services; and

**WHEREAS**, the Acting Commissioner of the Department of Watershed Management requires geotechnical and environmental services for Phase I Environmental Site Assessment of the Sonoco Bolton Road Plant Facility in the amount not to exceed Thirty-one Thousand Two Hundred Ninety-five Dollars (\$31,295.00); and

**WHEREAS**, the Acting Commissioner of the Department of Watershed Management and the Chief Procurement Officer for the Department of Procurement have recommended ATC/C.E.R.M., INC. to provide Phase I Environmental Site Assessment of the Sonoco Bolton Road Plant Facility.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA**, that the Mayor be and is hereby authorized to approve a notice-to-proceed with ATC/C.E.R.M., INC., Inc. for FC-7449-02, Annual Contract for Geotechnical and Environmental Engineering, Testing and Investigation Services; in the amount not to exceed Thirty-one Thousand Two Hundred Ninety-five Dollars (\$31,295.00).

**BE IT FURTHER RESOLVED**, that the Chief Procurement Officer be and is hereby directed to prepare an appropriate agreement for execution by the Mayor to be approved by the City of Atlanta as to form.

**BE IT FURTHER RESOLVED**, that this notice-to-proceed should not become binding on the City, and the City shall incur no liability upon same until such contract has been executed by the Mayor and delivered to the contracting party.

**BE IT FINALLY RESOLVED**, that all services for said notice-to-proceed shall be charged to and paid from fund account and center number: 2J25 524001 Q32I20169999 (1997 Water and Wastewater Bond Fund).

**DEPARTMENT OF PROCUREMENT  
LEGISLATION SUMMARY**

**TO: CITY UTILITIES COMMITTEE**

**CAPTION**

A RESOLUTION AUTHORIZING THE MAYOR OR DESIGNEE TO ISSUE A NOTICE-TO-PROCEED WITH ATC/C.E.R.M., INC. FOR FC-7449-02A, CITYWIDE ANNUAL CONTRACT FOR GEOTECHNICAL AND ENVIRONMENTAL ENGINEERING, TESTING AND INVESTIGATION SERVICES TO PROVIDE PHASE I ENVIRONMENTAL SITE ASSESSMENT FOR THE SONOCO BOLTON ROAD PLANT FACILITY, ON BEHALF OF THE DEPARTMENT OF WATERSHED MANAGEMENT IN AN AMOUNT NOT TO EXCEED THIRTY-ONE THOUSAND TWO HUNDRED NINETY-FIVE DOLLARS (\$31,295.00). ALL CONTRACTED WORK SHALL BE CHARGED TO AND PAID FROM FUND ACCOUNT AND CENTER NUMBER: 2J25 524001 Q32I20169999 (1997 WATER AND WASTEWATER BOND FUND).

**REQUESTING  
DEPARTMENT:**

Department of Watershed Management

**CONTRACT TYPE:**

Professional Services

**AWARDEES:**

- (1) United Consulting
- (2) ATC/C.E.R.M., Inc. – JV
- (3) Atlanta Citywide Engineering Group (ACEG)
- (4) Golder Associates, Inc.

**SOURCE  
SELECTION:**

RFP

**PROPOSALS DUE:**

July 3, 2002

**INVITATIONS MAILED:**

117

**PROPOSALS  
RECEIVED:**

11

**PROPONENTS:**

- (1) United Consulting
- (2) ATC/C.E.R.M., Inc. – JV
- (3) Atlanta Citywide Engineering Group (ACEG)
- (4) Golder Associates, Inc.
- (5) Atlanta Professional Engineering Group (APEG)
- (6) Engineering Consultant Services
- (7) Kemron Environmental Services, Inc.
- (8) QORE Property
- (9) S&ME, Inc.
- (10) Tetra Tech
- (11) HGOA Team

**BACKGROUND:**

The work to be done consists of providing Phase I Environmental Site Assessment of the Sonoco Bolton Road Plant Facility.

**EVALUATION TEAM  
COMPOSITION:**

DWM, DPW, DPRCA, DOA, OGS, OCC and Risk Management



CITY OF ATLANTA  
DEPT. OF PROCUREMENT

2004 JUL -1 PM 3: 32

SHIRLEY FRANKLIN  
MAYOR

**CITY OF ATLANTA**  
55 TRINITY AVENUE, SUITE 5400, SOUTH BLDG  
ATLANTA, GA 30335-0310  
OFFICE (404) 330-6081 FAX: (404) 658-7194

DEPARTMENT OF WATERSHED  
MANAGEMENT  
JACK RAVAN  
COMMISSIONER

**June 28, 2004**

**MEMORANDUM**

**TO:** Adam Lorenzo Smith, Chief Procurement Officer  
Department of Procurement

**FROM:** Jack Ravan, Commissioner *JR*  
Department of Watershed Management

**SUBJECT:** **FC-7449-02, Citywide Contract for Geotechnical and Environmental Engineering Testing and Investigation Services.**

Enclosed is a proposal from ATC/CERM, JV to provide geotechnical and environmental engineering testing and investigation services to conduct Phase I Environmental Site Assessment (ESA).

This assessment will assist with the acquisition of the Sonoco Bolton Road Plant Facility located at 2490 Old Marietta Road, Atlanta, Georgia.

The 13.28 acre property includes 3,100 square feet of office space and 152,833 square feet of manufacturing and warehouse spaces. Exhibit 1 for this property location is also attached along with the scope of work for the services to be performed for this assessment under FC-7449-02, Citywide Contract for Geotechnical and Environmental Engineering Testing and Investigation Services.

Attached is a requisition for \$31,295.25 (Thirty-one Thousand, Two Hundred Ninety Hundred Five Dollars and Twenty-Five Cents), to be charged to fund, account and center number: 2J25 524001 Q32I02169999 for legislative purposes.

Thank you for your assistance in this matter.

Enclosure

JER/SO/WC

C Keith Brooks, DOP  
Benjamin Kuku, DWM  
Rudy Chen, DWM  
file

Sonoco Bolton Road Plant Property Acquisition  
Phase I Environmental Site Assessment and Characterization

**CITY OF ATLANTA  
DEPARTMENT OF WATERSHED MANAGEMENT  
SONOCO BOLTON ROAD PLANT PROPERTY ACQUISITION  
PHASE I ENVIRONMENTAL SITE ASSESSMENT AND  
CHARACTERIZATION SCOPE OF WORK**

May 13, 2004

**Background and Objectives**

The Sonoco Bolton Road Plant facility is located at 2490 Old Marietta Road, Atlanta, Georgia (hereinafter referred to as "the Project Site").

Sonoco Products Company acquired the assets of National Paper Company in the late 1950's and operated Paper Mill and Paper Tube and Core converting operations until the company announced that it would close these facilities on November 24, 2003. The current site consists of 13.28 acres of land, 3,100 square feet of office space, and 152,833 square feet of manufacturing and warehouse space. The limits of the property are: Chattahoochee River to the North and East, CSX Railroad to the West, and Marietta Road to the South. See Exhibit 1 for the property location.

The following is an environmental disclosure list for the property as presented by Sonoco Products Company on February 20, 2004:

1. The recycled paper mill has two natural gas industrial boilers with #2 fuel oil for backup. The site has three under ground fuel storage tanks, all of which were closed in place; "no further action" letters are on file. One aboveground fuel storage tank with secondary containment exists currently, but has been emptied.
2. There are two (2) septic tanks currently on the site; one of which has been filled with concrete. The second septic tank was removed from service and is currently clean and empty.
3. There are five (5) permanent bulk storage tanks currently on the site. Three of the tanks are empty. One remaining glue storage tank has approximately 3 feet of dried glue solids in its bottom that cannot readily be removed. The State of Georgia Environmental Protection Division (GA-EPD) is aware of the presence of this tank and due to the non-hazardous nature of the dried glue, is considering issuing a "no further action" letter. The other remaining 5,000-gallon bulk storage tank is manufactured from fiberglass material with approximately 18 inches of dried non-hazardous paper mill chemical in it.

**Sonoco Bolton Road Plant Property Acquisition  
Phase I Environmental Site Assessment and Characterization**

4. The site has a closed industrial landfill cell on the property; the cell was closed in 1997. Quarterly monitoring for belowground methane concentrations, in accordance with Georgia EPD regulations, is required at the site.
5. The site has a wastewater pretreatment system with fully functional 65-foot diameter clarifier facility.
6. Inside the facility buildings, much of the paper mill equipment remains in place. Non-friable asbestos panels are suspected above each of the two paper machines. One steam header running under one of the paper machines is suspected of having friable asbestos insulation on approximately 20 feet of its length.

In accordance with Contract FC-7449-02A, Citywide Annual Contract for Geotechnical and Environmental Engineering, Testing and Investigation Services, the City of Atlanta (COA) has generated a scope of work to allow ATC/CERM-JV to perform work associated with completion of a Phase I environmental site assessment (ESA) and characterization at the Project Site. The work is required to identify and address environmental concerns that may impact the COA's ability to acquire the property.

The work to be completed at the Project Site is described in the Scope of Work section provided below.

### **Scope of Work**

Services to be performed by ATC/CERM-JV under the current Contract FC-7449-02A shall include the following:

- Conduct a Phase I ESA and characterization at the Project Site (see Exhibit 1). The Phase I ESA shall identify and describe existing aboveground storage tanks (ASTs), underground storage tanks (USTs), regulated asbestos containing materials (RACM), and hazardous wastes at the Project Site. The Phase I ESA shall include, but not be limited to, the items listed in the Sonoco Products Company's Disclosure Statement shown above. The Phase I ESA and characterization work shall be completed in accordance with industry standards as defined by ASTM Standard E1527-00.
- Conduct a comprehensive regulatory file review to verify environmental disclosure statements provided and historical land usage at the Project Site.
- Conduct asbestos screening at the Project Site to verify the presence of asbestos containing materials (ACMs) in addition to the quantity stated in the Disclosure Statement provided by Sonoco Products Company. The asbestos screening shall be completed in accordance with the Asbestos Hazard Emergency Response Act (AHERA) guidelines and Occupational Safety and Health Agency (OSHA), 29 CFR 1926.1101.

**Sonoco Bolton Road Plant Property Acquisition  
Phase I Environmental Site Assessment and Characterization**

- Conduct limited Phase II work at the Project Site as required and authorized by the COA.

All work shall be completed in accordance with federal, state and local requirements.

### **Project Management**

Project management includes managing the day-to-day activities of the Project Team and interfacing and coordinating with the COA Point-of-contact. Project management will also include the following:

1. Hold project kick-off meeting with ATC/CERM-JV and COA staff, as required, to start the work on the project.
2. Issue project management plan and schedule of completion with ATC/CERM-JV and COA point-of-contact identified.
3. Schedule tasks including field visits to the Project Site.
4. Schedule and conduct monthly progress meetings and other meetings as required to review the status of the project.
5. Maintain project files and data log of materials provided by the COA.
6. Coordinate public relation and community-right-to-know activities with the COA.
7. Issue monthly progress report to the COA to document status of tasks, planned action items, schedule update, financial status and stakeholder-ship concerns that may impact the completion of the project.

### **Project Deliverables**

The deliverables for the project are as follows:

1. Submit ten (10) copies of preliminary Phase I ESA and Characterization report to the COA Project Manager for review.
2. Submit one (1) electronic copy and ten (10) hard copies of the final Phase I ESA and Characterization report to the COA Project Manager.

### **Schedule**

The project schedule will include the following:

1. A project kick-off meeting will be scheduled within 2 weeks after the Notice-to-Proceed (NTP) is issued.

**Sonoco Bolton Road Plant Property Acquisition  
Phase I Environmental Site Assessment and Characterization**

2. ATC/CERM-JV submits preliminary Phase I ESA and Characterization report to the COA Project Manager within 4 weeks after the Kick-off meeting.
3. The COA submits review comments to ATC/CERM-JV within 2 weeks after receiving the preliminary Phase I ESA and Characterization report.
4. ATC/CERM-JV submits final Phase I ESA and Characterization report to the COA Project Manager within 2 weeks after receiving review comments from the COA.

**Project Assumptions**

The following assumptions are related to the project:

1. The COA shall provide public relations assistance during execution of the work.
2. ATC/CERM-JV and the COA will work cooperatively to complete the required work in order to satisfy the project completion schedule.

**Cost Proposal**

ATC/CERM-JV will perform the services described in the scope of work for the following not-to-exceed amount:

Phase I ESA and Characterization Report (see Exhibit 2)	\$3,200.00 (Not-to-Exceed)
Regulatory File Review (see Exhibit 2)	\$1,500.00 (Not-to-Exceed)
Asbestos Screening (see Exhibit 2)	\$1,600.00 (Not-to-Exceed)
<b>Subtotal</b>	<b>\$6,300.00 (Not-to-Exceed)</b>
Limited Phase II ESA (see Exhibit 2)	\$50,000.00 (Not-to-Exceed)
Contingency	\$13,700.00
<b>Total</b>	<b>\$70,000.00 (Not-to-Exceed)</b>



**Sonoco Bolton Road Plant Property Acquisition  
Phase I Environmental Site Assessment and Characterization**

**Cost Proposal Evaluation and Recommendation**

The Not-to-Exceed cost of \$70,000.00 submitted for the scope of work indicated above was evaluated and found it to be reasonable. Therefore, it is recommended that the work be executed and completed under the existing Contract FC-7449-02A, Citywide Annual Contract for Geotechnical and Environmental Engineering, Testing and Investigation Services.

TRANSMITTAL FORM FOR LEGISLATION

TO: MAYOR'S OFFICE

ATTN: GREG PRIDGEON

Chief Procurement Officer Signature:

  
Adam L. Smith

Originating Department: Department of Watershed  
Management

Contact Person: Anthony Stanley x 6384

Committee(s) of Purview: City Utilities

Council Deadline: July 12, 2004

Committee Meeting Dates(s): July 27-28, 2004

Full Council Date: August 16, 2004

**CAPTION**

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**BACKGROUND**

THE CONTRACTOR WILL PROVIDE PHASE I ENVIRONMENTAL SITE ASSESSMENT FOR THE SONOCO BOLTON ROAD PLANT FACILITY.

**FINANCIAL IMPACT (if any) \$31,295.00**

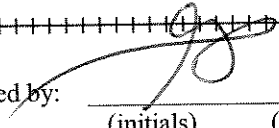
***Mayor's Staff Only***

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Received by Mayor's Office:

  
(date)

Reviewed by:

  
(initials)

(date)

Submitted to Council:

(date)

Action by Committee:

\_\_\_\_ Approved

\_\_\_\_ Adversed

\_\_\_\_ Held

\_\_\_\_ Amended

\_\_\_\_ Substitute

\_\_\_\_ Referred

\_\_\_\_ Other